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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Cleveland Park Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>3507 Woodley Road NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>July 23, 2015</b>	<input type="checkbox"/> Alteration
Case Number:	<b>15-494</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Frances McMillen</b>	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant 3507 Woodley Ventures LLC, with drawings prepared by Cunningham-Quill Architects, requests concept review for the demolition of a garage at 3507 Woodley Road in the Cleveland Park Historic District.

**Property Description**

Designed and constructed by W.C. & A.N. Miller in 1921, 3507 Woodley Road is a three-story Dutch Colonial style house with wood shingle siding. A one-story frame garage with a gable roof is located at the rear of the property.

**Proposal**

The proposal calls for demolishing the garage.

**Evaluation**

In 2014 the Board found a proposal to modify the garage (HPA #14-618) by removing its east and south walls to be incompatible, and it was recommended that the applicant work with staff to retain additional building fabric. At the time the 2014 proposal was reviewed an analysis of the building's condition had not been completed. The current submission includes a structural engineer's report detailing severe rot in the garage's sheathing and roof trusses and notes the bearing walls are leaning significantly to the south. While the loss of this early accessory structure is regrettable, maintaining it would likely require complete reconstruction. The demolition of the garage is in keeping with the Board's approval of razing a structurally unsound garage built during the same period located at 3601 35<sup>th</sup> Street NW (HPA #15-070).

**Recommendation**

*The HPO recommends that the Board find the concept compatible with the historic district and delegate final approval to staff.*